

FEE \$ 10.00
 TCP \$ ~~1000~~ 1000.00
 SIF \$ 292.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department (a)

Building Address 2287 EL MONTE CT
 Parcel No. 2945-071-32-001
 Subdivision VISTA DEL RIO
 Filing 2 (sec 7) Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2189 living
 Sq. Ft. of Lot / Parcel .5 acre (+1582 unfinished)
(+651 garage)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name CHAD WOLFE
 Address 527 Z3 ROAD
 City / State / Zip G.J., CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 970/263-8097 260-6002

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Engineered & Permanent Foundation Required: YES X NO _____
 Side 15' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions All construction must meet
 Voting District A Driveway Location Approval _____ the requirements of the Subsurface Soils
 (Engineer's Initials) Exploration Report.

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/1/05

Department Approval [Signature] Date 3-1-05

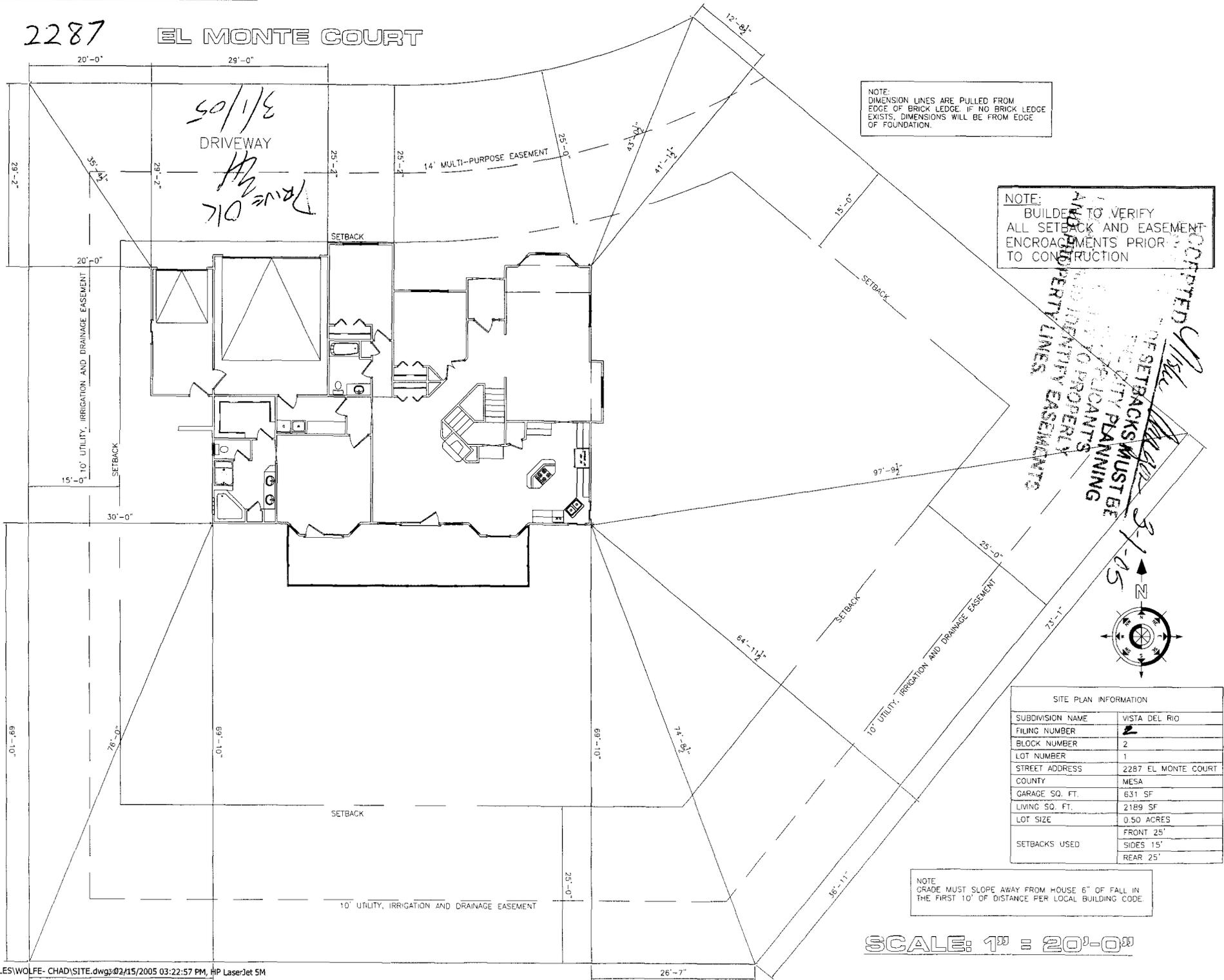
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17999

Utility Accounting [Signature] Date 3/23/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2287

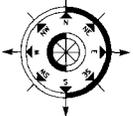
EL MONTE COURT



NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

NOTE:
 BUILDERS TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

ACCEPTED
 SETBACKS MUST BE
 VERIFIED BY APPLICANTS
 PRIOR TO PROPERTY PLANNING
 AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



SITE PLAN INFORMATION	
SUBDIVISION NAME	VISTA DEL RIO
FILING NUMBER	1
BLOCK NUMBER	2
LOT NUMBER	1
STREET ADDRESS	2287 EL MONTE COURT
COUNTY	MESA
GARAGE SQ. FT.	631 SF
LIVING SQ. FT.	2189 SF
LOT SIZE	0.50 ACRES
SETBACKS USED	FRONT 25' SIDES 15' REAR 25'

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SCALE: 1" = 20'-0"